

CITY PLANNING COMMISSION MINUTES

March 18, 2004

The regular meeting of the City Planning Commission convened Thursday, March 18 at 1:37 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Matthew Jenkins, Lynn Moyer, Nick Sramek, Morton Stuhlbarg

ABSENT: COMMISSIONERS: Charles Winn

CHAIRMAN: Charles Greenberg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning Officer
Joe Recker, Planner I
Carolyn Bihn, Planner V
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Dave Roseman, City Traffic Engineer
Jeff Benedict, Health Department

PLEDGE OF ALLEGIANCE

Mike Mais led the pledge of allegiance.

MINUTES

The minutes of January 15, 2004 were approved on a motion by Commissioner Sramek, seconded by Commissioner Jenkins and passed 4-0-1. Commissioner Moyer abstained and Commissioner Winn was absent.

The minutes of February 5, 2004 were approved on a motion by Commissioner Moyer, seconded by Commissioner Sramek and passed 5-0. Commissioners Winn was absent.

The minutes of February 19, 2004 were approved on a motion by Commissioner Moyer, seconded by Commissioner Jenkins and passed 5-0. Commissioner Winn was absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Items 1A and 1B were approved as presented by staff on a motion by Commissioner Moyer, seconded by Commissioner Jenkins and passed 5-0. Commissioner Winn was absent.

1A. GPC 3-04-04A

Applicant: Coralie Chustz
Subject Site: East-West alley east of Elm Avenue and north of Broadway.
Description: Finding of conformity with the General Plan for an alley vacation.

Find the alley vacation in conformance with the General Plan.

1B. GPC 3-04-04B

Applicant: Lee A. Mayfield, Long Beach Redevelopment Agency
Subject Site: Alley west of Downey Avenue and north of South Street.
Description: Finding of conformity with the General Plan for an alley vacation.

Find the alley vacation in conformance with the General Plan.

CONTINUED ITEMS

2. EIR SCH 2-022396-1

Applicant: David Hadjes, Oil Operator's Inc.
Subject Site: 712 W. Baker Street
Description: Adoption of a Final Environmental Impact Report for self-storage.

Angela Reynolds presented the staff report recommending the adoption of the Final Environmental Impact Report, citing that no significant long term impacts, as defined by CEQA, were identified in the document.

In response to a query from Commissioner Greenberg, Ms. Reynolds responded that remediation of Basin 1 was underway.

In response to a query from Commissioner Sramek with regards to adding a traffic light at the site, Dave Roseman, City Traffic Engineer responded that the light would improve access to the site, making it safer. However, it would not improve traffic flow.

In response to another query from Commissioner Sramek, Mr. Roseman responded that the design of the traffic signal would ensure adequate visibility of the indications, including adding advance warning flashing beacons or pavement messages if needed. The necessity would be determined during the design process and would be the responsibility of the applicant.

In response to a query from Commissioner Greenberg regarding the impact of the traffic signal not being addressed in the EIR, Mr. Roseman responded that traditionally the design issues are discussed in more detail after the EIR is completed and that the City is required to make a traffic signal as safe as possible in order for it to be installed.

Ms. Reynolds remarked that to date, Oil Operators had not yet filed a development application.

Cary J. Ugolini, 613 W. 36th Street, stated that he was against the project and felt it would create more traffic, would bring crime into the area and that it was too close to homes.

In response to a query from Commissioner Greenberg, Mr. Ugolini responded that he did not voice his concerns during the comment period.

Carol Ugolini, 613 W. 36th Street, stated that she felt the draft EIR was poor and did not address concerns she had.

In response to a query from Commissioner Greenberg, Ms. Ugolini responded that this was the first time she had commented on the EIR.

Linda Eddenfield, 3803 Magnolia Avenue, stated that she was against the project. She remarked that the project would create negative traffic impacts and questioned the statistics regarding the number of vehicles entering and exiting the site.

In response to a query from Commissioner Greenberg, Ms. Eddenfield responded that she had previously voiced her concerns at a neighborhood meeting.

Linda Eddenfield, reading comments by Julie Curtis-Steele, 609 W. 36th Street, remarked that she was also against the project citing traffic concerns, health hazards from storage of illegal materials, and loss of open space as listed by the Los Angeles County Master Plan.

Richard Guttman, 602 W. 37th Street, expressed health concerns over previous hazards at the site and remarked that paving over the site was a poor substitute for thorough remediation.

Jill Hill, 2075 San Francisco, President of the Wrigley Association, remarked that she felt a Health Risk Assessment was necessary before the EIR could be adopted.

In response to a query from Commissioner Greenberg, Ms. Hill responded that she had previously voiced her concerns over the lack of a Health Risk Assessment.

Elizabeth Cassidy, Wrigley Heights Association member, voiced her concerns over traffic impacts and thanked Commissioner Sramek for also raising questions about traffic.

Councilwoman Tania Reyes-Uranga, commented that she did not feel that the EIR adequately addressed the cumulative effects of the project on traffic in the area.

David Hadjes, applicant, commented that Oil Operators was in negotiations with the City to sell the property for park land, however, they needed to receive a reasonable rate for the land. He also remarked that Oil Operators would welcome any conditions that would support the project.

In response to a query from Commissioner Jenkins, Jeff Benedict, Hazardous Waste Operations Officer, responded that the USC Cancer Institute performed a cancer cluster study and found no correlation

between cancer risks at the site, however no liver or kidney studies had been conducted.

Mr. Benedict stated that bio-remediation was underway in Basin One and briefly described what bio-remediation is. He further stated that the Regional Water Quality Control Board and the Department of Toxic Substances Control Board establish remediation goals to meet and if they are not met, than the site would need to be dug out.

In response to concerns Commissioner Sramek had with traffic impacts on the area, Mike Mais responded that the new city ordinance regarding self-storage facilities requires a Conditional Use Permit on any new projects and so any conditions that the Commission feels are appropriate may be imposed on the project, including those relating to traffic signals.

Commissioner Greenberg expressed concern over the legal adequacy of the Environmental Impact Report since critical matters dealing with traffic control were left to be dealt with until later in the process. Mr. Mais responded that mitigation generally does not take place until after a project starts and in this instance how the mitigation would be carried out would be left to the satisfaction of the Director of Public Works and the City's Traffic Engineer. He further responded that how the mitigation measures were set forth would meet any legal challenge that might be made.

In response to a query from Commissioner Sramek, Ms. Reynolds responded that no construction could begin until Wardlow Road access was complete.

Commissioner Moyer made a motion to adopt Environmental Impact Report SCH 2-022396-1. Commissioner Stuhlbarg seconded the motion, which passed 5-0. Commissioner Winn was absent.

REGULAR AGENDA

3. Case No. 0312-07, Administrative Use Permit, Negative Declaration 01-04

Applicant: Mark Anthony X. Lyles for the Unityone Corporation
Subject Site: 911 Pine Avenue
Description: Request to operate a child care facility with 40 students.

Joe Recker presented the staff report recommending the approval of an Administrative Use Permit for a child care facility.

Mr. Recker reported that one comment was received from the public voicing concerns that a similar facility already exists on the block. The applicant responded that the proposed facility would provide a broader range of services.

Becky Blair, 249 E. Ocean Boulevard, #310, stated that her real estate company located the site for the applicant. She also remarked that the site had served neighborhood children for over 60 years with after school and summer school programs.

Commissioner Moyer made a motion to certify Negative Declaration 01-04 and approve the Administrative Use Permit, subject to conditions. Commission Sramek seconded the motion which passed 5-0. Commissioner Winn was absent.

4. Case No. 0312-09, Site Plan Review

Applicant: Johanna Gullick
Subject Site: 745 W. 3rd Street
Description: Request for approval of a Site Plan Review and Density Bonus for construction of a 64-unit residential apartment project (Jamboree Housing).

Carolyn Bihn presented the staff report recommending approval of the Site Plan Review and Density Bonus for a residential apartment project.

David Nahas, Jamboree Housing Project Manager, 2081 Business Center Drive, Irvine, reported that community meetings were held to discuss concerns related to parking, property management, etc. and all issues raised had been addressed.

Wade Killifer, project architect, 1625 Olympic Boulevard, Santa Monica, discussed design specifics for the project and remarked that the project adheres closely to the zoning requirements of the City.

In response to a query from Commissioner Greenberg, Mr. Killifer responded that the project contains 144 parking spaces, which equals 2 ¼ spaces per unit.

In response to a query from Commissioner Moyer, Mr. Killifer responded that the transformers would be underground and that powerlines would be relocated underground.

Commissioner Jenkins made a motion to approve the Site Plan Review and Density Bonus, subject to conditions. Commissioner Sramek seconded the motion, which passed 5-0. Commissioner Winn was absent.

MATTERS FROM THE AUDIENCE

There were no matters from the audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

Fady Mattar reported that the City Council adopted the self-storage ordinance after it was amended to include a Conditional Use Permit requirement. He also reported that Council had approved the Daryle Black Park and the park at 55th Way.

Greg Carpenter discussed the itinerary for the March 30, 2004 Planning Commission field trip related to the PacificCenter project.

Angela Reynolds reported that the second round of community meetings regarding the General Plan update were underway.

Ms. Reynolds also reported that the Long Beach Unified School District was contacted and it confirmed that every residential unit is figured at .5 students regardless of size. A written statement was also

requested regarding the methodology for calculating this figure and also a comparison of the exaction fees for housing and how it fares for providing new schools for these students. It was also requested that a representative of the Long Beach Unified School District attend a Planning Commission meeting to answer Commission questions. Ms. Reynolds also reported that 3 of the 4 sites had been confirmed for community meetings to discuss the Convertabelle project. The meetings are planned for April 2004. Also, the project developer has been requested to provide a court reporter at all of the meetings.

Commissioner Moyer moved to elect Commissioner Stuhlbarg as the Vice Chair of the Planning Commission and Commissioner Sramek seconded the motion. The Commission approved unanimously.

MATTERS FROM THE PLANNING COMMISSION

There were no matters from the Planning Commission.

ADJOURN

The meeting adjourned at 3:40 pm.

Respectfully submitted,

Heidi Eidson
Minutes Clerk